

1991—1992

ROLL RELEASE



KENNETH P. HAHN

LOS ANGELES COUNTY ASSESSOR



County of Los Angeles
Office of the Assessor

NEWS

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**July 29, 1991
FOR IMMEDIATE RELEASE**

Los Angeles County Assessor Kenneth P. Hahn released the County's 1991-92 assessment roll today.

Hahn noted that the taxable roll has increased to a record-setting \$452.8 billion despite a national economic downturn that has included a significant softening in the local real estate market.

Hahn, elected to office in November, 1990, gave his staff credit for a remarkable increase in productivity that was responsible for this year's roll increase.

"We have made major inroads into the department's assessment backlog while ensuring that assessments are made in as timely a manner as possible," said Hahn.

The Assessor cautioned, however, that any expectation of similar gains in the future should be tempered by the performance of the real estate market.

Hahn observed that the value of the new local property roll, which does not include State Board of Equalization-assessed properties (such as public utilities and railroads), increased by about \$40 billion, or 9.7%, over last year's \$412.8 billion.

After making adjustments for such things as the California homeowner's exemption, the property roll's value equates to about \$4.5 billion in property tax revenue for local jurisdictions in the County, Hahn said.

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2-2-2-2/ASSESSOR HAHN RELEASES COUNTY'S 1991-92 ASSESSMENT ROLL

Upon taking office, Hahn initiated a program of close cooperation between the Assessor's Department and the two other County agencies included in the property tax system: the Auditor-Controller and the Treasurer-Tax Collector.

The program is aimed at streamlining the County's overall property tax operations for the public's benefit.

"We are all working for the same client -- the taxpayers of this County," said the Assessor.

Hahn also is monitoring the progress of proposed legislation affecting California property tax law -- Proposition 13 in particular -- and is generating expert advice on how to best help protect property owners from potentially-adverse changes to it.

He also is working to see that the 1978 initiative is vigorously defended before the United States Supreme Court, which is considering whether to hear a Proposition 13 lawsuit appeal brought by Los Angeles County homeowner Stephanie Nordlinger.

Sale or transfer of property accounted for 50.1% of the increase in the 1991 roll's value, while new construction, 20.6%; Proposition 13's annual 2% inflation factor, 19%; business personal property and fixtures, 6.7%; and value increases due to other reasons, 3.6%, account for the rest, said Hahn.

Some property values, most notably in newer housing tracts in the North County, declined during the year, according to Hahn, who in early spring launched a stepped-up program to assist property owners who sought to have their assessments decreased under Proposition 8, which was adopted in 1978.

As of July 22, the assessed values of 11,124 properties had been reviewed.

Of those, 11,110 were single-family homes, the values of 4,297 of which were reduced for a total of about \$147.3 million. The average reduction was \$34,300.

In addition, the assessments of 89 major business properties were reviewed, with 79 being lowered for a total of about \$94.6 million, Hahn reported. These reductions amounted to \$1.2 million, on average.

Los Angeles City's valuation of \$187.3 billion for land and structures was the highest in the County,

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3-3-3-3/ASSESSOR HAHN RELEASES COUNTY'S 1991-92 ASSESSMENT ROLL

and increased by 9.2% over the prior year, said Hahn.

Long Beach, the County's second most populous city, had the second biggest valuation...\$20.9 billion, a 7.6% increase over 1990-91.

Palmdale was the County's fastest-growing city during the year, with a 29.8% increase in value to a total of \$4.3 billion.

It was followed by Artesia, which posted a 20.7% increase and had a total value of \$635 million.

Two new cities were incorporated during the year: Calabasas, which has a total assessed value of \$2.3 billion, and Malibu, which has an assessed value of \$3 billion.

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FACTORS CAUSING 1991 VALUATION CHANGES FOR LOS ANGELES COUNTY

(Exclusive of Public Utility Valuations) (1)
(Values in Billions)

CURRENT ROLL VALUE CHANGE

	<u>1990</u>	<u>1991</u>	<u>\$ Change</u>	<u>% Change</u>
Local Roll Value Before Exemptions	\$430.325	\$471.578	\$ 41.253	9.6%
Less: All Exemptions	<u>\$ 17.494</u>	<u>\$ 18.811</u>		
NET LOCAL ROLL VALUE	\$412.831	\$452.767	\$ 39.936	9.7%

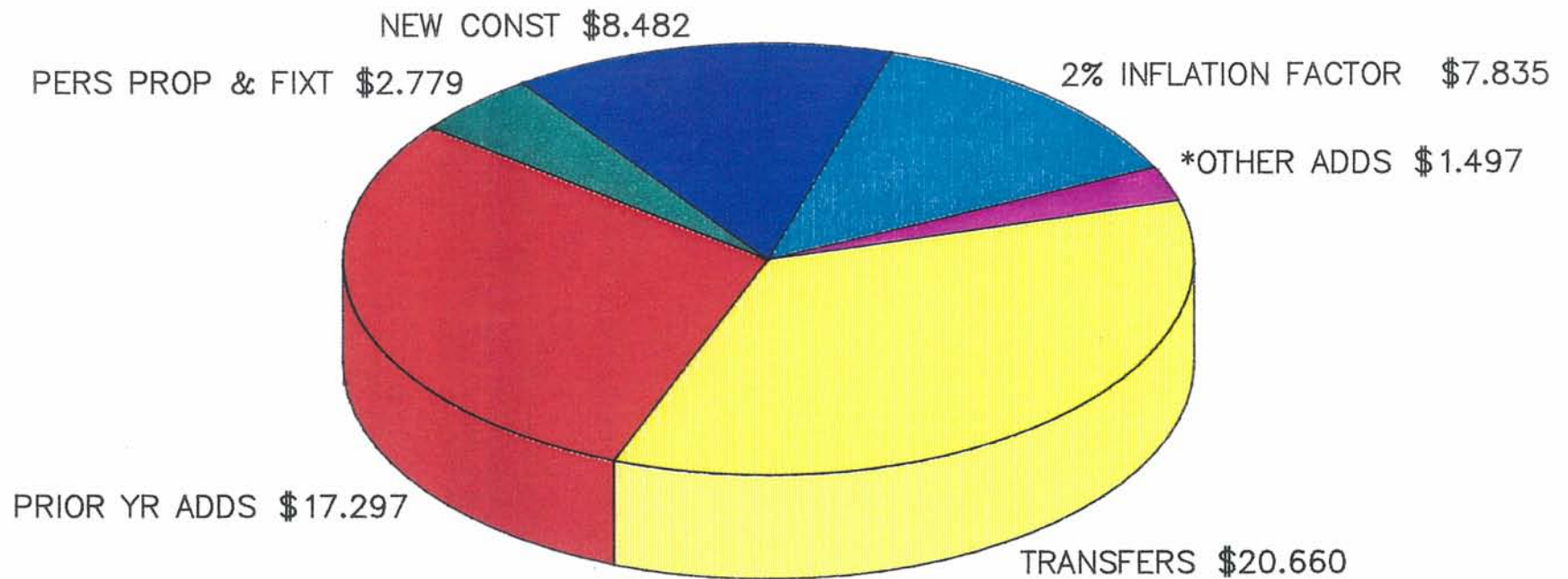
FACTORS CAUSING CHANGE

	<u>Change In Dollars</u>	<u>% Of Total Change</u>
Properties Sold and/or Transferred	\$20.660	50.1%
New Construction	\$ 8.482	20.6%
2% Inflation Adjustment (Prop. 13)	\$ 7.835	19.0%
Business Personal Property and Fixtures	\$ 2.779	6.7%
Other Additions (2)	<u>\$ 1.497</u>	<u>3.6%</u>
TOTAL INCREASE TO THE 1991 LOCAL ROLL	\$41.253	100.0%
Increments to Prior Rolls (3)	<u>\$17.297</u>	
TOTAL VALUE ADDED DURING THE 1991 ASSESSMENT YEAR	\$58.550	

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- (1) *Public Utility assessments are made by the State Board of Equalization. Their values should be available by the end of August.*
 - (2) *Value increases due to value restorations, newly created parcels, possessory interest, oil and water rights.*
 - (3) *Reduction of backlogs for prior tax years thru 1990.*

1991 VALUATION CHANGE

LOS ANGELES COUNTY
(VALUES IN BILLIONS)



*VALUE INCREASES DUE TO VALUE RESTORATIONS,
NEWLY CREATED PARCELS, POSSESSORY INTERESTS,
OIL AND WATER RIGHTS.

**1991 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LOS ANGELES COUNTY (1)**

VALUATIONS

	<u>1990</u>	<u>1991</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$173,648,736,371	\$193,603,130,933		
Buildings and Structures	212,819,077,945	231,339,047,910		
Business Personal Property	<u>43,857,304,351</u>	<u>46,635,809,791</u>		
GROSS TOTAL	\$430,325,118,667	\$471,577,988,634	\$41,252,869,967	9.6%

LESS EXEMPTIONS

Church, Welfare etc,(2)	<u>\$ 9,735,292,301</u>	<u>\$ 11,081,921,457</u>		
Revenue Producing Valuations	\$420,589,826,366	\$460,496,067,177	\$39,906,240,811	9.5%
Homeowner(3)	<u>\$ 7,759,161,949</u>	<u>\$ 7,728,912,480</u>		
Net Total Revenue Producing Valuations(4)	\$412,830,664,417	\$452,767,154,697	\$39,936,490,280	9.7%

1991 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial- Industrial Parcels</u>	<u>No. of Total Parcels</u>
1,748,092	245,696	230,862	2,224,650
Business Assessments:Personal Property & Fixtures			<u>339,585</u>
TOTAL			2,564,235

- (1) The assessed values do not include State Board of Equalization valued properties.
 (2) Exemptions not reimbursed to local governments by the State of California.
 (3) Exemptions reimbursed to local governments by the State of California.
 (4) Valuations on which revenue is collected by Los Angeles County.

**1991 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LOS ANGELES CITY (1)
39% OF TOTAL ROLL**

VALUATIONS

	<u>1990</u>	<u>1991</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$ 69,242,104,667	\$ 76,983,148,583		
Buildings and Structures	85,254,479,532	92,325,425,366		
Business Personal Property	<u>17,018,675,501</u>	<u>18,026,773,948</u>		
GROSS TOTAL	\$171,515,259,700	\$187,335,347,897	\$15,820,088,197	9.2%

LESS EXEMPTIONS

Church, Welfare etc,(2)	<u>\$ 4,954,278,324</u>	<u>\$ 5,748,990,376</u>		
Revenue Producing Valuations	\$166,560,981,376	\$181,586,357,521	\$15,025,376,145	9.0%
Homeowner(3)	<u>\$ 2,647,273,719</u>	<u>\$ 2,619,291,760</u>		
Net Total Revenue Producing Valuations(4)	\$163,913,707,657	\$178,967,065,761	\$15,053,358,104	9.2%

1991 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial- Industrial Parcels</u>	<u>No. of Total Parcels</u>
567,091	107,284	67,595	741,970
Business Assessments:Personal Property & Fixtures			<u>133,993</u>
TOTAL			875,963

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(4) Valuations on which revenue is collected by Los Angeles County.

**1991 ASSESSED VALUATION
(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)
LONG BEACH CITY (1)
4% OF TOTAL ROLL**

VALUATIONS

	<u>1990</u>	<u>1991</u>	<u>Amount of Change</u>	<u>% of Change</u>
Land	\$ 7,986,484,327	\$ 8,625,673,856		
Buildings and Structures	9,114,461,097	9,765,880,856		
Business Personal Property	<u>2,296,671,360</u>	<u>2,488,950,666</u>		
GROSS TOTAL	\$ 19,397,616,784	\$ 20,880,505,378	\$ 1,482,888,594	7.6%

LESS EXEMPTIONS

Church, Welfare etc,(2)	<u>\$ 517,404,248</u>	<u>\$ 548,078,410</u>		
Revenue Producing Valuations	\$ 18,880,212,536	\$ 20,332,426,968	\$ 1,452,214,432	7.7%
Homeowner(3)	<u>\$ 367,085,605</u>	<u>\$ 363,767,686</u>		
Net Total Revenue Producing Valuations(4)	\$ 18,513,126,931	\$ 19,968,659,282	\$ 1,455,532,351	7.9%

1991 ALLOCATION OF TAXABLE PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial- Industrial Parcels</u>	<u>No. of Total Parcels</u>
73,940	17,475	12,477	103,892
Business Assessments:Personal Property & Fixtures			<u>17,885</u>
TOTAL			121,777

- (1) The assessed values do not include State Board of Equalization valued properties.
 (2) Exemptions not reimbursed to local governments by the State of California.
 (3) Exemptions reimbursed to local governments by the State of California.
 (4) Valuations on which revenue is collected by Los Angeles County.

RANKING AMONG HIGHEST VALUED CITIES IN LOS ANGELES COUNTY

<u>Top 20 Cities</u>	<u>1991 Assessed Valuation (Value in Billions)</u>	<u>No. of Total Assessments*</u>
1. Los Angeles	\$181.586	875,963
2. Long Beach	\$ 20.332	121,777
3. Torrance	\$ 11.077	46,097
4. Glendale	\$ 10.131	49,034
5. Beverly Hills	\$ 8.911	14,582
6. Santa Monica	\$ 8.614	26,724
7. Pasadena	\$ 8.085	42,070
8. Burbank	\$ 7.406	33,021
9. Carson	\$ 6.527	26,415
10. Santa Clarita	\$ 7.113	43,883
11. El Segundo	\$ 5.595	6,364
12. Redondo Beach	\$ 4.980	22,545
13. Lancaster	\$ 4.439	45,335
14. Palmdale	\$ 4.327	37,072
15. Pomona	\$ 4.287	34,050
16. Rancho Palos Verdes	\$ 3.875	15,989
17. Downey	\$ 3.837	25,995
18. Manhattan Beach	\$ 3.797	13,859
19. Arcadia	\$ 3.760	17,753
20. West Covina	\$ 3.715	27,310

*** Composite of Real Property Parcels and Business Assessments**

LOS ANGELES COUNTY NET ASSESSED VALUATION (1)
(EXCLUSIVE OF PUBLIC UTILITY VALUATION)
(VALUES IN BILLIONS)

	<u>1983</u>	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>
LOS ANGELES COUNTY NET TOTAL	\$203.723	\$223.790	\$245.219	\$266.543	\$298.703	\$330.228	\$369.526	\$412.831	\$452.767
INCREASE IN VALUE	\$13.452	\$20.067	\$21.429	\$21.324	\$32.160	\$31.525	\$39.298	\$43.305	\$39.936
PERCENT CHANGE	7.1%	9.9%	9.0%	8.7%	12.1%	10.6%	11.9%	11.7%	9.7%

(1) ALL VALUES ARE EXCLUSIVE OF ALL EXEMPTIONS

**LOS ANGELES COUNTY
DISTRIBUTION OF VALUE BY PROPERTY TYPE
TOTAL COUNTY VALUATION (1)
(VALUE IN BILLIONS)**

<u>YEAR</u>	<u>TOTAL ROLL MARKET VALUE</u>	<u>SINGLE FAMILY RESIDENTIAL VALUE</u>	<u>% OF TOTAL ROLL</u>	<u>RESIDENTIAL INCOME VALUE</u>	<u>% OF TOTAL ROLL</u>	<u>COMMERCIAL INDUSTRIAL VALUE</u>	<u>% OF TOTAL ROLL</u>
1969	\$65.6	\$28.8	43.9%	\$8.4	12.8%	\$28.4	43.3%
1970	\$69.2	\$30.0	43.4%	\$9.2	13.3%	\$30.0	43.3%
1971	\$72.0	\$30.8	42.8%	\$9.6	13.3%	\$31.6	43.9%
1972	\$75.2	\$32.4	43.1%	\$10.4	13.8%	\$32.4	43.1%
1973	\$72.8	\$28.4	39.0%	\$10.8	14.8%	\$33.6	46.2%
1974	\$76.8	\$30.0	39.1%	\$11.2	14.6%	\$35.6	46.3%
1975	\$83.2	\$33.2	39.9%	\$11.2	13.5%	\$38.8	46.6%
1976	\$97.2	\$40.8	42.0%	\$15.2	15.6%	\$41.2	42.4%
1977	\$105.6	\$44.8	42.4%	\$16.4	15.5%	\$44.4	42.1%
1978	\$109.2	\$45.2	41.4%	\$16.0	14.7%	\$48.0	43.9%
1978 ADJ.(2)	\$119.2	\$52.0	43.6%	\$18.0	15.1%	\$49.2	41.3%
1979	\$134.4	\$60.4	44.9%	\$20.4	15.2%	\$53.6	39.9%
1980 (3)	\$150.0	\$71.2	47.5%	\$22.8	15.2%	\$56.0	37.3%
1981	\$170.1	\$82.0	48.2%	\$24.7	14.5%	\$63.4	37.3%
1982	\$190.3	\$90.8	47.7%	\$26.4	13.9%	\$73.1	38.4%
1983	\$203.7	\$97.2	47.7%	\$27.6	13.5%	\$78.9	38.8%
1984	\$223.8	\$105.9	47.3%	\$29.8	13.3%	\$88.1	39.4%
1985	\$245.2	\$115.7	47.2%	\$32.7	13.3%	\$96.8	39.5%
1986	\$266.6	\$125.5	47.1%	\$35.7	13.4%	\$105.4	39.5%
1987	\$298.7	\$138.8	46.5%	\$40.6	13.6%	\$119.3	39.9%
1988	\$330.2	\$153.2	46.4%	\$46.0	13.9%	\$131.0	39.7%
1989	\$369.5	\$175.1	47.4%	\$51.7	14.0%	\$142.7	38.6%
1990	\$412.8	\$200.3	48.5%	\$57.5	13.9%	\$155.0	37.6%
1991	\$452.8	\$222.2	49.1%	\$62.3	13.7%	\$168.3	37.2%

NOTES:

- (1) ALL VALUES ARE EXCLUSIVE OF ALL EXEMPTIONS. PUBLIC UTILITY ROLL NOT INCLUDED.
- (2) AFTER PROP. 13, THE ORIGINAL ROLL WAS ADJUSTED TO REFLECT CHANGES FOR 1975-78.
- (3) BUSINESS INVENTORY BECAME 100% EXEMPT.

**LOS ANGELES COUNTY 1991 ASSESSED VALUES
CITIES AND UNINCORPORATED AREAS (1)**

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF % CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1990	1991						
Agoura Hills	\$1,822,012,139	\$1,923,380,190	\$101,368,051	5.56%	7,168	14	381	7,563
Alhambra	\$2,792,405,765	\$2,989,327,066	\$196,921,301	7.05%	13,041	3,702	1,307	18,050
Arcadia	\$3,397,696,512	\$3,760,164,913	\$362,468,401	10.67%	13,333	1,083	1,012	15,428
Artesia	\$526,525,288	\$635,250,765	\$108,725,477	20.65%	3,213	259	458	3,930
Avalon	\$245,279,115	\$292,176,206	\$46,897,091	19.12%	942	250	444	1,636
Azusa	\$1,301,075,505	\$1,447,826,146	\$146,750,641	11.28%	6,994	739	1,109	8,842
Baldwin Park	\$1,458,541,217	\$1,631,792,314	\$173,251,097	11.88%	12,377	894	1,142	14,413
Bell	\$593,914,157	\$658,590,862	\$64,676,705	10.89%	2,212	1,540	563	4,315
Bell Gardens	\$581,893,895	\$633,516,898	\$51,623,003	8.87%	1,290	2,038	674	4,002
Bellflower	\$1,698,470,903	\$1,877,966,212	\$179,495,309	10.57%	9,434	1,872	1,424	12,730
Beverly Hills	\$8,116,477,785	\$8,910,962,436	\$794,484,651	9.79%	7,502	1,204	900	9,606
Bradbury	\$114,397,775	\$123,916,235	\$9,518,460	8.32%	385	3	16	404
Burbank	\$6,680,401,086	\$7,405,931,515	\$725,530,429	10.86%	20,752	3,348	3,137	27,237
Calabasas	N/A	\$2,335,240,669	\$2,335,240,669	0.00%	7,031	11	222	7,264
Carson	\$6,048,141,157	\$6,527,465,507	\$479,324,350	7.93%	19,389	629	2,841	22,859
Cerritos	\$3,073,647,953	\$3,291,679,123	\$218,031,170	7.09%	15,020	24	559	15,603
Claremont	\$1,373,501,090	\$1,472,358,917	\$98,857,827	7.20%	8,617	294	501	9,412
Commerce	\$2,040,970,346	\$2,259,881,479	\$218,911,133	10.73%	1,634	498	1,476	3,608

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF % CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1990	1991						
Compton	\$1,842,017,842	\$2,070,217,072	\$228,199,230	12.39%	15,311	2,089	2,291	19,691
Covina	\$1,799,676,464	\$1,932,134,465	\$132,458,001	7.36%	10,201	642	1,188	12,031
Cudahy	\$290,276,259	\$317,279,085	\$27,002,826	9.30%	643	795	217	1,655
Culver City	\$3,105,160,423	\$3,328,984,378	\$223,823,955	7.21%	10,105	1,487	1,620	13,212
Diamond Bar	\$2,920,958,906	\$3,315,244,294	\$394,285,388	13.50%	17,142	23	562	17,727
Downey	\$3,573,065,739	\$3,836,928,400	\$263,862,661	7.38%	19,423	2,004	1,327	22,754
Duarte	\$739,342,175	\$810,451,703	\$71,109,528	9.62%	5,464	85	358	5,907
El Monte	\$2,511,925,696	\$2,700,276,925	\$188,351,229	7.50%	11,853	2,956	2,038	16,847
El Segundo	\$5,345,140,479	\$5,594,699,805	\$249,559,326	4.67%	3,093	789	859	4,741
Gardena	\$2,023,764,782	\$2,341,898,804	\$318,134,022	15.72%	9,296	1,705	1,801	12,802
Glendale	\$9,069,371,561	\$10,131,344,061	\$1,061,972,500	11.71%	32,237	6,092	3,631	41,960
Glendora	\$1,966,496,469	\$2,121,120,021	\$154,623,552	7.86%	13,470	476	1,092	15,038
Hawaiian Gardens	\$290,880,745	\$317,685,407	\$26,804,662	9.22%	1,806	475	271	2,552
Hawthorne	\$3,004,197,867	\$3,165,536,297	\$161,338,430	5.37%	7,178	2,981	1,344	11,503
Hermosa Beach	\$1,387,886,176	\$1,513,910,257	\$126,024,081	9.08%	4,355	1,649	523	6,527
Hidden Hills	\$343,091,413	\$400,323,470	\$57,232,057	16.68%	694	0	6	700
Huntington Park	\$1,090,728,693	\$1,218,703,219	\$127,974,526	11.73%	3,676	2,366	1,272	7,314
Industry	\$2,742,407,718	\$3,024,231,563	\$281,823,845	10.28%	32	3	1,346	1,381
Inglewood	\$3,001,511,892	\$3,287,289,343	\$285,777,451	9.52%	13,621	4,638	1,947	20,206
Irwindale	\$879,038,734	\$1,012,912,453	\$133,873,719	15.23%	240	33	545	818

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF % CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1990	1991						
La Canada Flintridge	\$1,577,762,264	\$1,718,348,684	\$140,586,420	8.91%	7,345	82	327	7,754
La Habra Heights	\$465,328,488	\$492,663,051	\$27,334,563	5.87%	2,107	34	72	2,213
La Mirada	\$1,864,364,718	\$2,104,425,776	\$240,061,058	12.88%	12,667	68	465	13,200
La Puente	\$712,431,441	\$786,478,857	\$74,047,416	10.39%	6,838	223	403	7,464
La Verne	\$1,272,766,623	\$1,393,185,115	\$120,418,492	9.46%	7,716	356	1,034	9,106
Lakewood	\$2,770,707,225	\$2,947,590,071	\$176,882,846	6.38%	22,553	669	421	23,643
Lancaster	\$3,855,072,777	\$4,438,654,882	\$583,582,105	15.14%	32,557	1,197	8,054	41,808
Lawndale	\$905,708,736	\$984,099,670	\$78,390,934	8.66%	2,872	2,156	534	5,562
Lomita	\$761,398,455	\$825,438,743	\$64,040,288	8.41%	3,766	816	523	5,105
Long Beach	\$18,880,212,536	\$20,332,426,968	\$1,452,214,432	7.69%	73,940	17,475	12,477	103,892
Los Angeles	\$166,560,394,876	\$181,586,357,521	\$15,025,962,645	9.02%	567,091	107,284	67,595	741,970
Lynwood	\$1,010,188,582	\$1,125,530,494	\$115,341,912	11.42%	7,207	1,769	1,095	10,071
Malibu	N/A	\$3,040,884,003	\$3,040,884,003	0.00%	5,872	241	367	6,480
Manhattan Beach	\$3,518,988,675	\$3,796,699,418	\$277,710,743	7.89%	10,196	1,792	572	12,560
Maywood	\$355,053,073	\$386,069,958	\$31,016,885	8.74%	1,675	1,290	437	3,402
Monrovia	\$1,520,937,694	\$1,658,475,867	\$137,538,173	9.04%	7,064	1,681	1,055	9,800
Montebello	\$2,005,219,658	\$2,108,588,240	\$103,368,582	5.15%	9,815	1,593	1,264	12,672
Monterey Park	\$2,435,942,695	\$2,590,227,008	\$154,284,313	6.33%	12,714	1,538	1,021	15,273
Norwalk	\$2,373,460,053	\$2,547,159,249	\$173,699,196	7.32%	21,343	509	1,267	23,119
Palmdale	\$3,333,531,396	\$4,326,747,020	\$993,215,624	29.79%	30,033	414	4,637	35,084

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF % CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1990	1991						
Palos Verdes Estates	\$1,785,478,134	\$1,948,644,030	\$163,165,896	9.14%	5,135	29	67	5,231
Paramount	\$1,302,798,029	\$1,447,343,886	\$144,545,857	11.10%	5,305	1,486	1,504	8,295
Pasadena	\$7,365,314,781	\$8,084,910,179	\$719,595,398	9.77%	28,144	4,227	3,231	35,602
Pico Rivera	\$1,990,736,204	\$2,054,618,618	\$63,882,414	3.21%	12,688	447	1,082	14,217
Pomona	\$3,842,701,704	\$4,287,789,203	\$445,087,499	11.58%	24,601	2,643	3,241	30,485
Rancho Palos Verdes	\$3,582,330,168	\$3,875,510,366	\$293,180,198	8.18%	15,206	38	169	15,413
Redondo Beach	\$4,629,169,429	\$4,980,421,998	\$351,252,569	7.59%	15,513	2,659	971	19,143
Rolling Hills	\$423,025,853	\$479,662,615	\$56,636,762	13.39%	752	0	6	758
Rolling Hills Estates	\$965,141,605	\$1,044,243,166	\$79,101,561	8.20%	2,959	1	223	3,183
Rosemead	\$1,369,630,542	\$1,497,099,774	\$127,469,232	9.31%	7,536	2,059	857	10,452
San Dimas	\$1,675,771,043	\$1,827,911,884	\$152,140,841	9.08%	8,975	232	845	10,052
San Fernando	\$619,410,979	\$678,886,372	\$59,475,393	9.60%	3,825	526	729	5,080
San Gabriel	\$1,303,432,198	\$1,428,439,855	\$125,007,657	9.59%	7,023	1,079	945	9,047
San Marino	\$1,438,757,873	\$1,563,945,259	\$125,187,386	8.70%	4,583	0	178	4,761
Santa Clarita	\$5,943,045,097	\$7,112,982,764	\$1,169,937,667	19.69%	36,515	402	2,536	39,453
Santa Fe Springs	\$2,666,486,444	\$2,906,192,423	\$239,705,979	8.99%	3,343	52	2,179	5,574
Santa Monica	\$7,790,172,463	\$8,613,677,325	\$823,504,862	10.57%	13,155	4,548	2,342	20,045
Sierra Madre	\$530,132,318	\$581,852,508	\$51,720,190	9.76%	3,523	350	206	4,079
Signal Hill	\$771,772,018	\$859,637,870	\$87,865,852	11.38%	2,105	633	1,399	4,137
South El Monte	\$737,566,714	\$797,932,127	\$60,365,413	8.18%	2,439	454	1,508	4,401

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	AMOUNT OF % CHANGE	NO. OF SINGLE FAMILY RESIDENTIAL PARCELS	NO. OF RESIDENTIAL INCOME PARCELS	NO. OF COMMERCIAL INDUSTRIAL PARCELS	NO. OF TOTAL PARCELS
	1990	1991						
South Gate	\$2,006,545,531	\$2,201,985,035	\$195,439,504	9.74%	10,854	3,270	1,789	15,913
South Pasadena	\$1,190,407,034	\$1,275,729,179	\$85,322,145	7.17%	5,434	1,004	351	6,789
Temple City	\$1,110,545,770	\$1,213,264,416	\$102,718,646	9.25%	8,226	967	487	9,680
Torrance	\$10,144,038,069	\$11,077,048,082	\$933,010,013	9.20%	32,840	2,057	2,804	37,701
Vernon	\$2,009,023,577	\$2,224,717,733	\$215,694,156	10.74%	4	1	1,375	1,380
Walnut	\$1,603,242,822	\$1,787,568,170	\$184,325,348	11.50%	8,497	13	237	8,747
West Covina	\$3,425,826,135	\$3,715,046,176	\$289,220,041	8.44%	23,707	424	829	24,960
West Hollywood	\$2,697,306,361	\$2,944,259,611	\$246,953,250	9.16%	5,974	2,176	968	9,118
Westlake Village	\$1,160,660,934	\$1,233,525,144	\$72,864,210	6.28%	3,035	164	203	3,402
Whittier	\$2,999,018,504	\$3,249,736,109	\$250,717,605	8.36%	18,266	2,108	1,535	21,909
Total Incorp. Areas	\$385,051,250,019	\$426,803,230,947	\$41,751,980,928	10.84%	1,495,707	224,926	180,820	1,901,453
Unincorporated Areas	\$35,538,576,347	\$33,692,836,230	(\$1,845,740,117)	-5.19%	252,385	20,770	50,042	323,197
TOTAL L.A. COUNTY	\$420,589,826,366	\$460,496,067,177	\$39,906,240,811	9.49%	1,748,092	245,696	230,862	2,224,650

(1) THE ASSESSED VALUES DO NOT INCLUDE STATE BOARD OF EQUALIZATION VALUED PROPERTIES (PRIMARILY PUBLIC UTILITIES), OR EXEMPT PROPERTIES (SUCH AS CHURCHES, HOSPITALS AND SCHOOLS), FOR WHICH THERE IS NO REIMBURSEMENT. THEY DO INCLUDE THE HOMEOWNER EXEMPTION WHICH IS REIMBURSED BY THE STATE.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Agoura Hills	5.56%	1991 new tract construction was down. Transfer activity for 1991 was similar to 1990 because of sales price reductions. Condominium transfers were down by 28% from previous year.
Alhambra	7.05%	Built up stable community with less than typical transfer and new construction activity. A building moratorium on R-3 zoned properties enacted in July 1990 and set to expire in March 1991.
Artesia	20.65%	Major increases in business personal property and fixture investments, coupled with average single family and commercial transfers and new construction.
Avalon	19.12%	The sharp increase in assessments has resulted from the new construction and sales activity of the major condominium development "Hamilton Cove."
Cerritos	7.09%	Static single family new construction and transfer activity. Some multi-office building and auto agencies construction, but overall marginal new construction.
Diamond Bar	13.50%	Annexation of unincorporated areas boosted tax base. Transfer activity has remained high, despite the real estate slump, in the luxury residential development in the "Country."
El Segundo	4.67%	The Chevron refinery and other major commercial-industrial properties, which form the major tax base, have remained relatively stable. The remaining built up residential area has experienced less than typical transfer and new construction activity.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

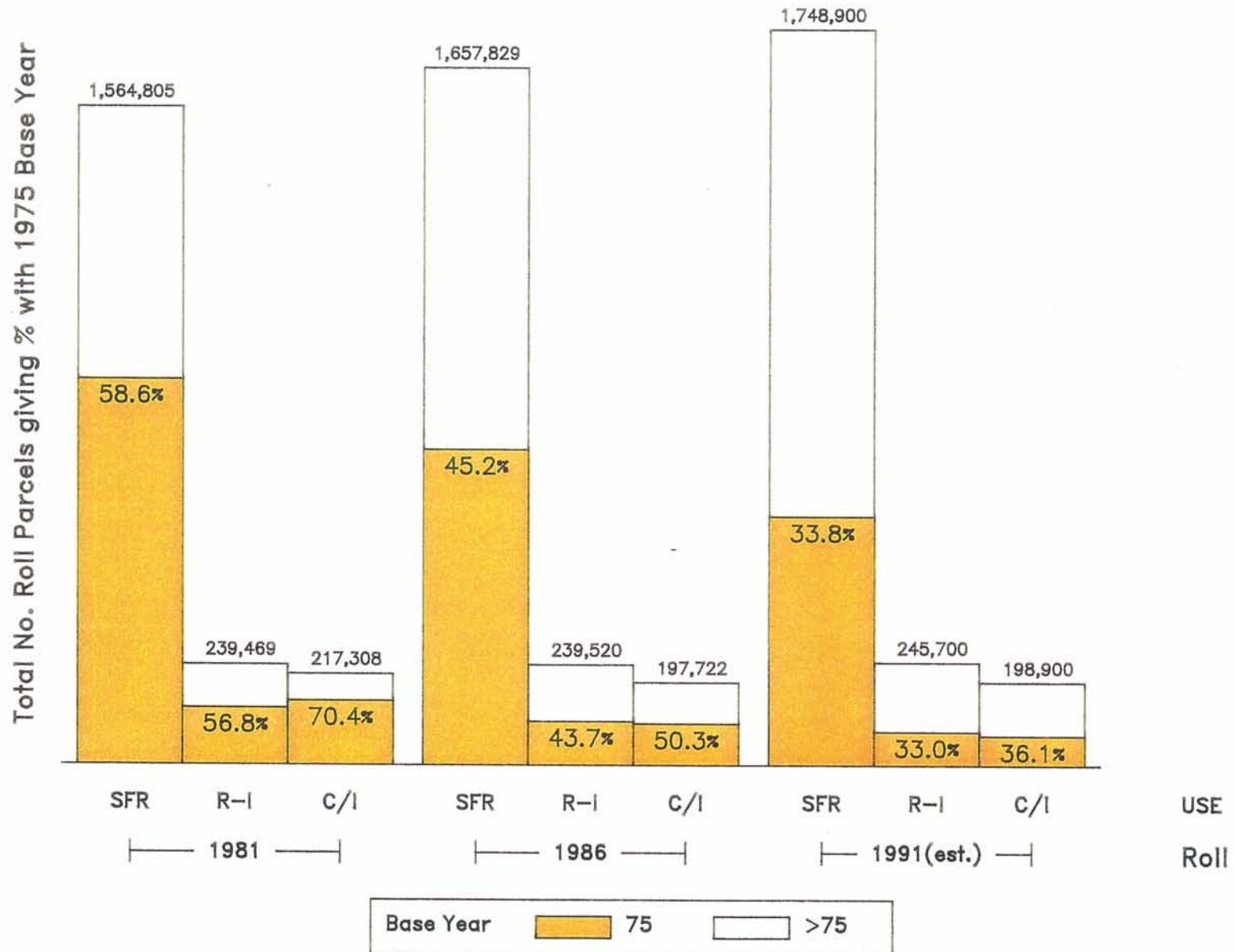
<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Gardena	15.72%	A recent increase in new construction starts on apartments and the completion of various large commercial developments have produced a significant increase in assessments.
Hawthorne	5.37%	Apartment new construction has shifted to the Gardena area, thus impacting the historic development pattern of recent years.
Hidden Hills	16.68%	New tract construction continued in this upscale area. Sales prices have remained high with little, if any, price reductions.
Irwindale	15.23%	Significant CRA activity has developed many deserted and vacant parcels. Multiple residential development has led to older single family residences being replaced by 2, 3 and 4 unit apartment houses.
La Habra Heights	5.87%	A relatively new city with restrictive growth policies. This transfer activity of this basically residential community of higher priced homes has been greatly affected by the soft real estate market.
La Mirada	12.88%	Much transfer activity and completion of new construction in the "Hillsborough" tract of 800+ units in the \$300M - \$400M range (a joint venture of the Wm. Lyon Co., and Chevron Corp.).
Lakewood	6.38%	Lower than normal volume of home sales.
Lancaster	15.14%	A continued demand for affordable housing resulted in greater than average growth rate. New service related industries have also contributed to this growth.

CITIES WITH THE GREATEST AND LEAST PERCENTAGE CHANGE

<u>City</u>	<u>Percent Change</u>	<u>Comment</u>
Montebello	5.15%	Primarily residential community with minimal commercial industrial activity. Lack of remaining open space subjected to restrictive growth patterns as city is switching from high to low density.
Monterey Park	6.33%	A stable area primarily built-up and with very little open space left for development. New construction projects underway expected to affect next year's roll.
Palmdale	29.79%	A continued demand for affordable housing resulted in greater than average growth rate. New service related industries have also contributed to this growth.
Pico Rivera	3.21%	Negligible activity of all types in this built up city. Most major CRA new construction projects completed. Continued CRA acquisition of parcels for future development.
Rolling Hills	13.39%	Luxury home construction in this upper income community on the Palos Verdes Peninsula typically sell for prices exceeding \$1,000,000, due to the rural atmosphere and dramatic views offered in the area.
Santa Clarita	19.69%	In spite of the economic downturn, new construction in this city has continued at a high level.
Westlake Village	6.28%	Minimal new tract construction. Sales down approximately 25% for 1990.

1975 BASE YEAR ROLL PARCELS

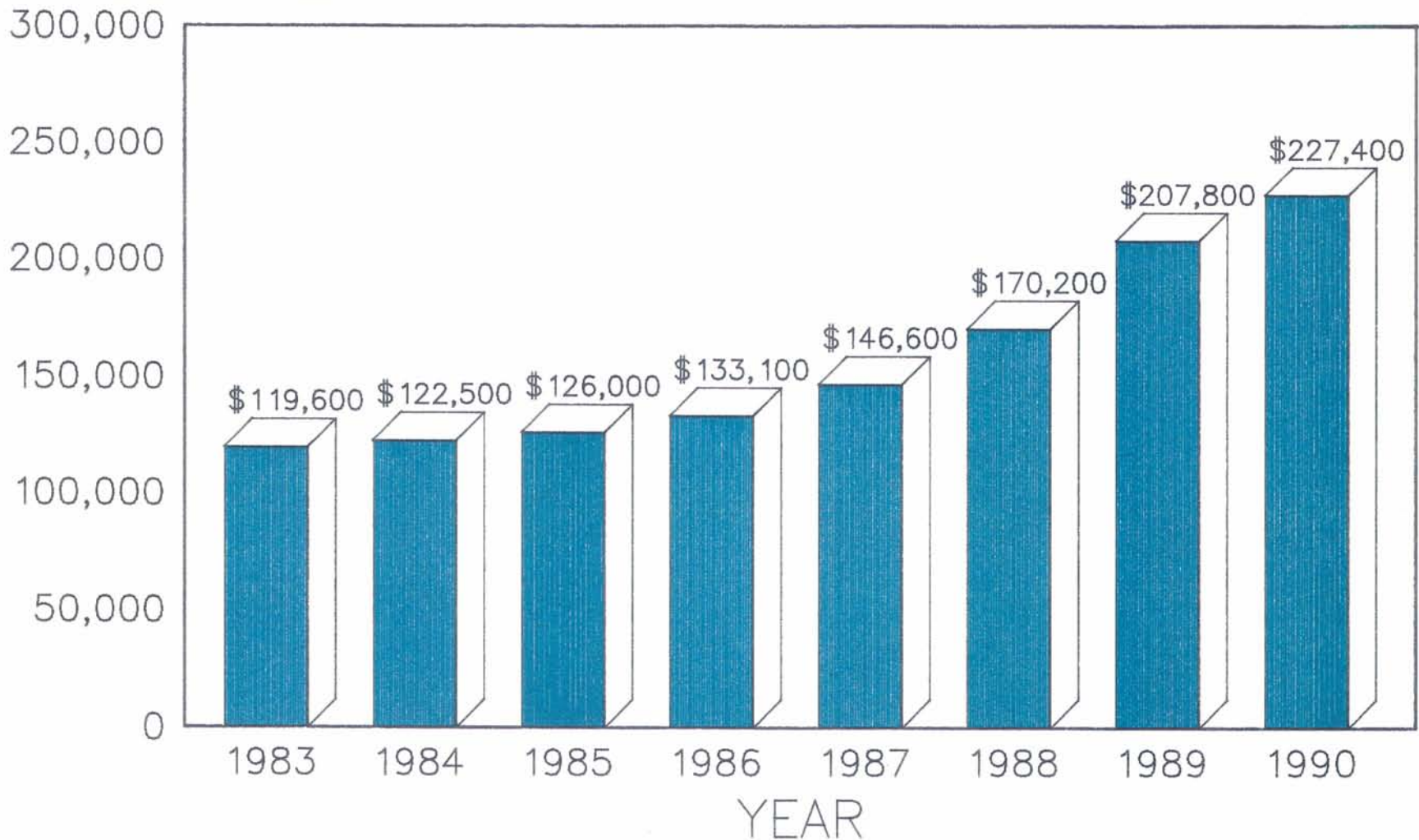
by Single Family Res (SFR), Residential Income (R-I), and Commercial Industrial (C/I)



AVERAGE SINGLE FAMILY RESIDENTIAL SALES PRICE

IN LOS ANGELES COUNTY

SALES PRICE

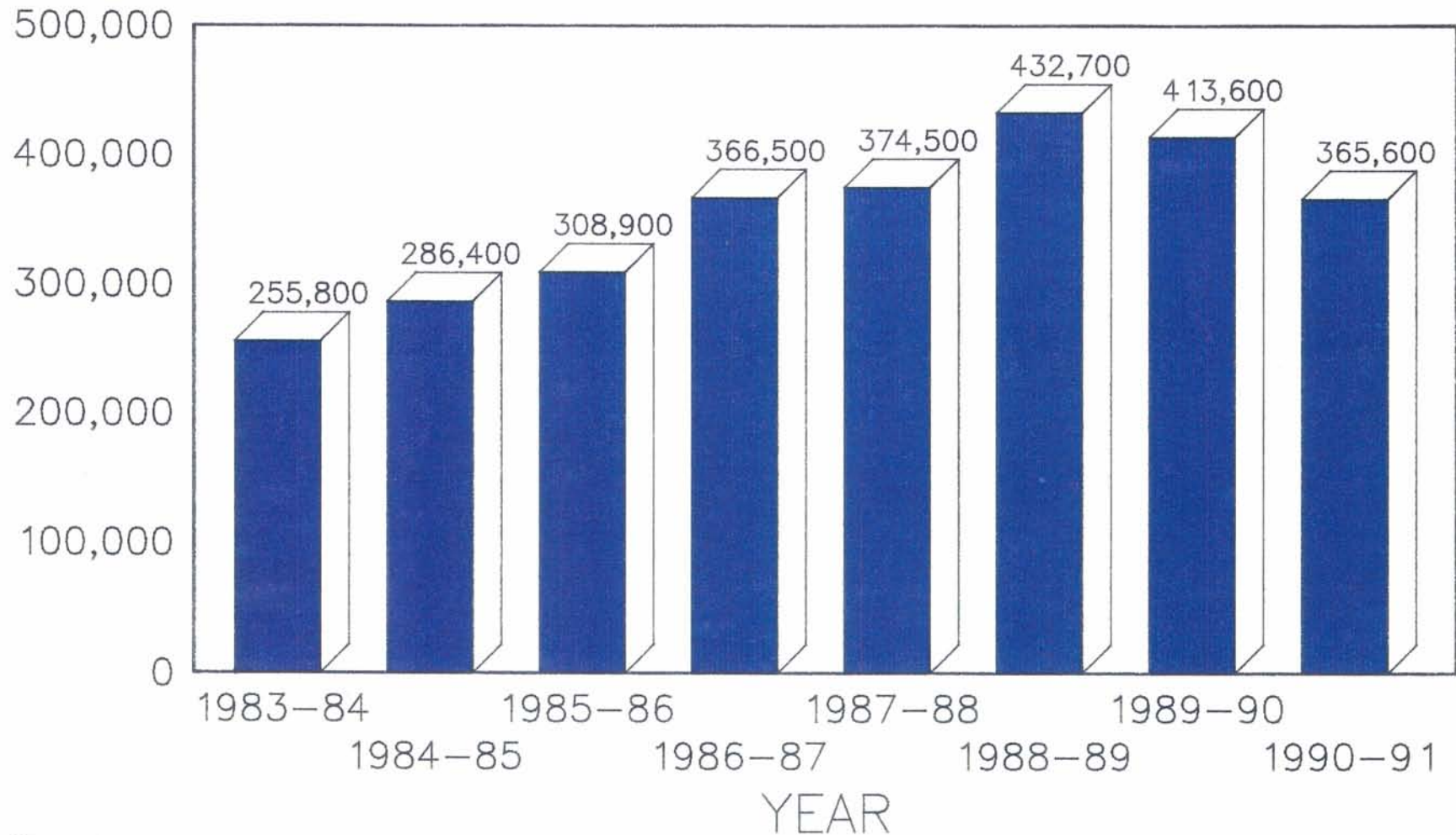


EACH YEAR REPRESENTS THE LIEN DATE
TRANSFER PERIOD MARCH THRU FEBRUARY

TOTAL NUMBER OF PROPERTY TRANSFERS

IN LOS ANGELES COUNTY

TOTAL TRANSFERS



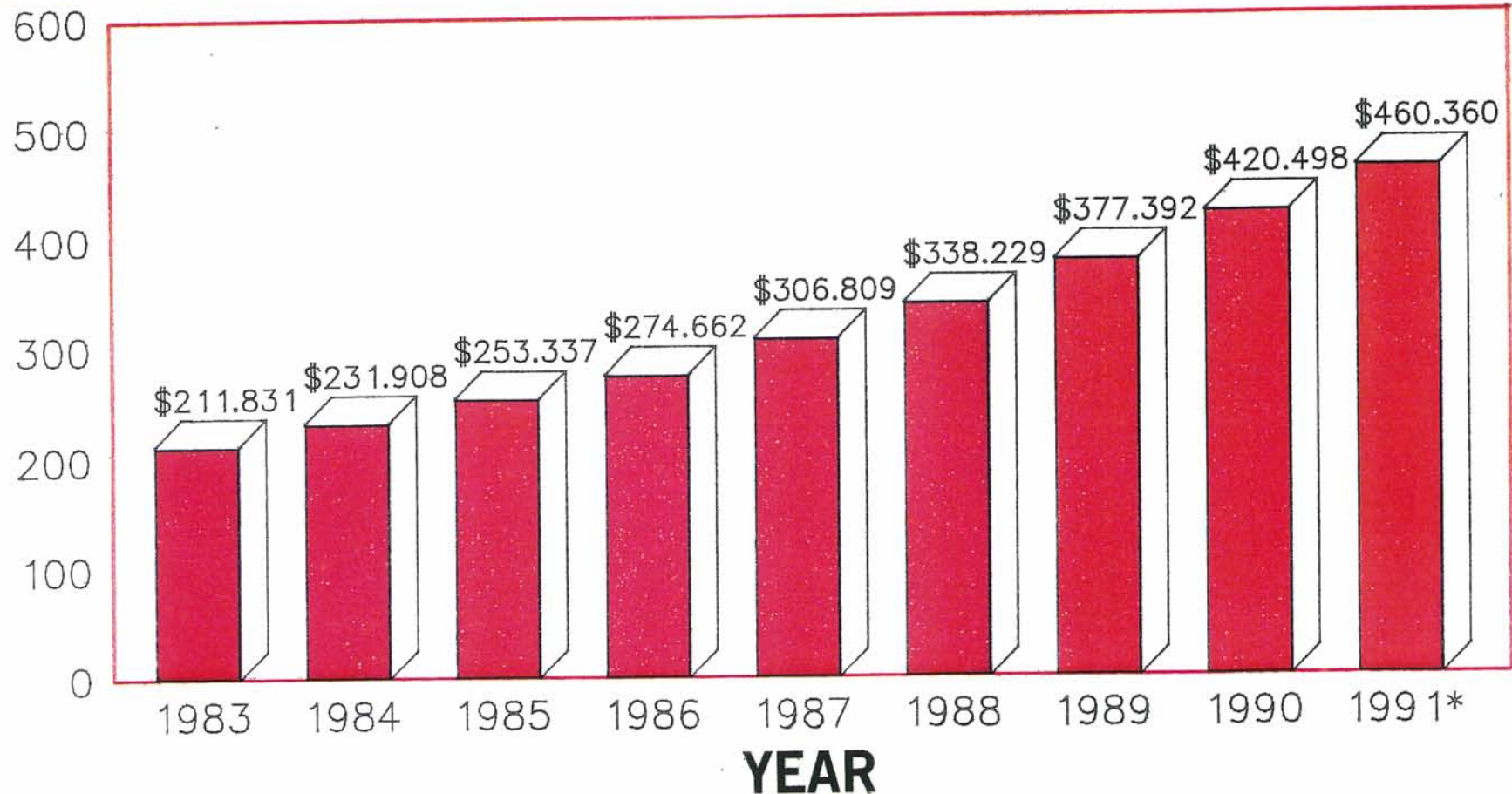
TRANSFER VOLUME REPRESENTS THE LIEN
DATE PERIOD MARCH THRU FEBRUARY

LOS ANGELES COUNTY

GRAND TOTAL LOCAL ROLL

(DOLLARS IN BILLIONS)

VALUE

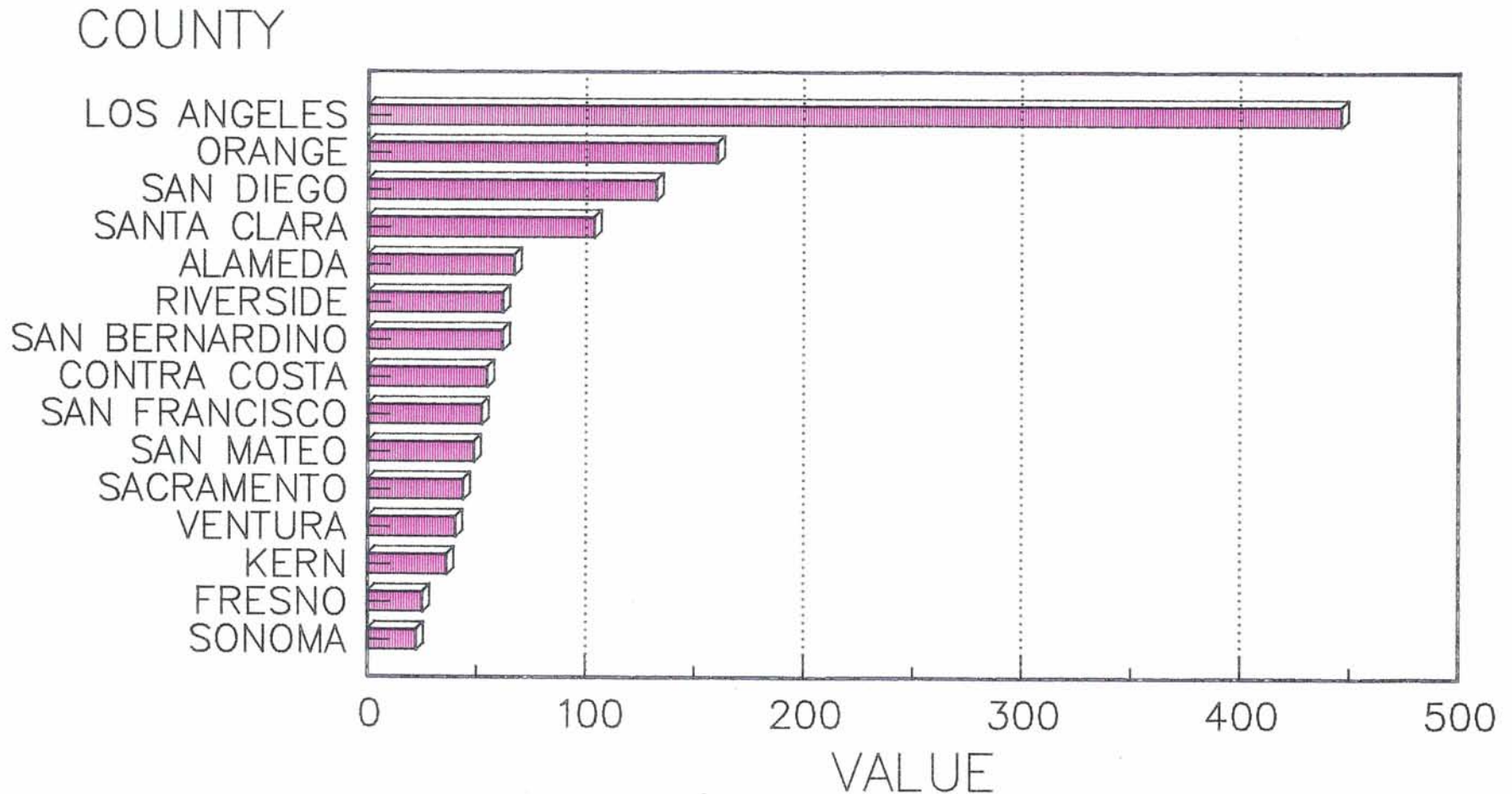


LOCAL ROLL EXCLUDES REAL ESTATE EXEMPTIONS

*PROJECTED 1991

FISCAL YEAR 1990-91

GROSS TOTAL ASSESSED VALUATION TOP 15 COUNTIES



DATA PROVIDED BY THE STATE BOARD OF EQUALIZATION
TOTALS INCLUDE PUBLIC UTILITY ASSESSMENTS
VALUE IN BILLIONS